



City of Baker City, Oregon

R10-17-A-004

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December 20, 2016

Ms. Susan Morales
EPA Region 10
1200 Sixth Avenue, Suite 900, Mailstop: ECL-112
Seattle, WA 98101

Dear Ms. Morales:

We are writing on behalf of the City of Baker City, Oregon to apply for an **EPA Community-Wide Assessment Grant**. Baker City, Oregon is a small rural town in NE Oregon, population approx. 10,000 which has grown by barely 1,000 over the last 70 years. Baker City is located in Baker County. **Baker City has the second highest number of brownfield sites per capita in Oregon (82)**, as well as 47 known leaking underground storage tanks.

This application outlines our plans for the effective use of **\$300,000.00** as we assess and remediate this situation. Though Baker City is submitting an individual grant, two key local partners, Historic Baker City (HBC) and Baker Technical Institute (BTI) will take on significant leadership roles. Many other community partners will also contribute, and their letters of support can be found in Section 3: Community Engagement and Partnerships. Together we have identified three overarching areas of impact: (1) community health, (2) economic development, and (3) stakeholder engagement. These focus areas are detailed below.

(1) Community health issues of concern have been identified in Baker City. For example, according to the Oregon County Health Rankings, Baker County ranks 30th of 33 Oregon counties for health issues such as mortality and morbidity, and 18th for health factors and behaviors related to clinical care needs, depressed socioeconomics, and perhaps most relevant to the present purpose - physical environment. In fact, Baker County has two high poverty hotspots composed of two contiguous census tracts in and around Baker City. According to Census Bureau and DHS data, 37 percent of the county's population, 44 percent of its poor, and 42 percent of its SNAP clients live in these areas. Since poor health correlates with the presence of brownfields nationally, we believe our brownfields are an ongoing threat to our regions' future.

(2) Aligned with our city's economic development goals, we have selected three (of the four) major business corridors in Baker City for assessment and remediation: Main Street, Broadway, and 10th Street. This will include petroleum sites (**\$200,000.00**) and sites with historic use of hazardous materials (**\$100,000.00**). Main Street is a part of Oregon's longest continuous historic district and Historic Baker City, a nonprofit focused on preserving historically significant areas of Baker City, will be a key partner.

(3) As we seek to increase authentic citizen engagement with our city's future, we are looking to our youth. Baker Technical Institute (BTI), another key partner, is a career and technical education (CTE) program in its fourth year at the Baker High School.

Among a number of advanced career classes, BTI offers a unique high school course in brownfield management. Students spend an entire year engaged in real-world activities as they manage local brownfield assessment and cleanup, writing RFQs, conducting research, managing workflow, working alongside professionals in pertinent fields, etc. This class is unique in the country, and this year, the teacher, Megan Alameda, was recognized for her work, receiving the Presidential Award for Innovation in Environmental Education. Over the last three years, her students have effectively managed the assessment and remediation of various brownfield properties in Baker City, successfully receiving a 'Letter of No Further Action' for their first site. This year, a Technical Writing class has been added to the curriculum at BTI in support of the brownfield program. In fact, this grant was initiated by the students and teachers at BTI who have asked us to collaborate on this project. Therefore, we did not seek a professional to write this grant application, rather, student voices may be heard throughout this narrative.

The story begins five years ago when a Baker City resident bequeathed their property to the Baker School District 5J. Initially, the intention was to sell it and use the money to fund scholarships. The discovery that it was a brownfield presented a new opportunity for student engagement in a real-world project. The opportunity resulted in the creation of a new course called Environmental Science: Brownfields in Baker. This brownfield cleanup course has enabled students to see themselves as stakeholders in their community with a meaningful role to play.

Students addressed Baker City's Mayor and the City Council to win their endorsement to move forward with the grant in the city's name, receiving unanimous approval. Baker City is pleased to gather key partner organizations for our application along with this extraordinary group of high school students and teachers who have started us toward a better future. They will help us grow out of a town with an extractive past to one with a revitalized future.

Baker City has a rich a history of mining and logging. Located right off a major highway (I-84), it has been a hub for shipping these products as well. Consequently, most contamination on our brownfields is from petroleum. As natural resources dwindled in the 1990's, Baker City's resource extraction as a means of economic revenue also declined, causing new business to develop. However, community health suffers and we lack clean land to develop. We need to assess and clean up these brownfields, while reimagining the future of our community. Inviting high school students to lead this effort is what gives us hope for our future.

Students reviewed key city planning documents such as *Baker City Vision 2030*, *Baker City's Strategic Plan*, and the *Baker City Parks Master Plan*, and concluded that brownfields are a barrier to our economic vitality and public health and safety objectives.

Our community is ready to address our brownfields, using new data to support a new vision for increased human health and safety, economic vitality, and citizen engagement. We respectfully submit this EPA **Community Wide Assessment Grant** application for your consideration.

Sincerely,



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1. COMMUNITY NEED

a. Target Area and Brownfields

i. Baker City is an isolated, small, rural town with a stable population of 9,752 within 7 square miles, sitting in Baker County (population 16,005 within 3,068 square miles, 2010 census). Built right off the Oregon Trail, Baker City was first mapped in 1865 after growing rapidly after gold was discovered in 1861. Railroads were built through Baker, and by 1900 it was the largest city between Portland, OR and Salt Lake City, with a colorful reputation. Baker enjoyed prosperity for its first century; but, in the 1990s as the mills closed and mining dwindled, the population and economy leveled.

The rapid growth of mines and the lumber mills that followed had a need for transportation. Old gas stations, machine shops, service stations, and car dealerships left their petroleum footprint behind. Baker City's legacy is represented in the 82 brownfield sites within the town. Twenty of the twenty-three sites we are focused on for this grant are presumed to be contaminated by petroleum. All these brownfields are located within a half-mile of each other. The three commercial street corridors selected for assessment (the target area) comprise a total of approximately 30 blocks, and within those are 23 brownfields.

The inspiration to pursue the CWA is drawn from the success of the Environmental Science; Brownfields in Baker class at the Baker Technical Institute (BTI). The course has involved high school students in developing, implementing and completing a full brownfield remediation - from assessment to cleanup. The success of the program contributed to the instructor, Megan Alameda, receiving the Presidential Award for Innovation in Environmental Education in 2016. Award of a FY 2017 CWA grant would help build on and continue the innovative work initiated by the BTI students. It is anticipated that implementation of a CWA program in Baker would continue the strong focus on student driven practical education through BTI.

ii. **Census-based demographic data:** Baker City and County display higher than average percent on disability under 65, poverty rate and percent of the population over the age of 65. This results in fewer people in our local workforce, fewer people with education beyond high school and a lower family wages in our community. Without a livable wage or the ability to earn income, many people in our community become a drain on our local economy and are not adding to the livability and sustainability of our city.

Table 1: Demographic Data	Census Tract 9502	Baker City	Baker County	Oregon	United States
Population (2015)	3,262	9,752	16,005	4,028,977	323,913,053
Percent under 18 (2010)	23.4%	21.8%	20.3%	22.6%	24.0%
Percent over 65 (2010)	21.7%	20.5%	22.0%	13.9%	14.9%
Percent disability- under 65 (2010-2014)	NA	15.2%	14.3%	10.1%	8.6%
Bachelor's degree or higher	26.8%	20.6%	19.8%	30.8%	29.8%

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(2015)					
Poverty Rate (2010-2014)	15.7%	15.7%	20.6%	15.4%	13.5%
In civilian labor force (2011-2015)	NA	54.1%	53.4%	62.1%	63.3%
Median Household Income (2010)	\$45,093	\$36,778	\$41,098	\$51,243	\$53,889
Per Capita Income (2011-2015)	NA	\$22,746	\$24,360	\$27,684	\$28,930
Diabetes Rate (2014)	NA	9.7%	7.9%	7.0%	6.8%
Brownfields (2016)	23 sites	82 sites	170 sites	5380 sites	450,000+sites
Brownfields per capita (2016)	141.8	118.9	94.2	748.9	719.8

1. US Census - www.census.gov
2. Center for Disease Control and Prevention - <https://www.cdc.gov/diabetes/atlas/countydata/atlas.html>
3. DEQ ECSI Database - <http://www.deq.state.or.us/lq/ecsi/ecsi.htm>

iii. Brownfields, along with many presumed contaminated areas, surround our schools, businesses, parks and homes in Baker City. Our ability to expand business and develop properties in this small town is hampered by the unusually high number of brownfields. Baker City has historically been a natural resource extraction town, focusing on mineral resources and lumber. Located directly near highway I-84, Baker's third major economic resource was transportation. Most of the potential brownfields are located in the commercial districts which also happen to be along our major transportation corridors. Gas stations, auto shops and service stations used to line Broadway Street, which consequently has a disproportionately high number of brownfields. Perhaps even more alarming, several of those suspected sites are within a short walking distance of Baker Middle School and residential neighborhoods.

The Oregon Department of Environmental Quality's (DEQ) Environmental Cleanup Site Inventory (ECSI), contains multiple databases documenting the potential brownfields based on their historic use. Correlating these properties with Baker City today, there are three areas of concern within the target area that contain sensitive populations and sensitive environmental areas: Baker Middle School, Baker High School and the Powder River.

Baker Middle School is located in the middle of Broadway, and 20 of the targeted brownfield sites are within one to four blocks. The site at 2150 Broadway, for example, is just two blocks away from Baker Middle School, and is still used today as a gas station. A site that was formerly Baker Motor Co. and is now an empty building and lot with an underground storage tank (UST), is located one block behind the middle school and fully accessible to young children. In addition to former gas station properties and their potential petroleum issues, a few sites may have

other hazardous contaminants, such as the former Williams Cleaner & Laundry and a residence near the Powder River suspected of containing mercury.

The target areas for this grant are three business corridors and heavily pedestrian areas, posing many possible health and safety issues. Our Main Street is quaint but robustly traveled; however, there is a high turnover of businesses and a handful of abandoned, dilapidated storefronts. Next is Broadway, where most of the brownfields reside and the blight is most obvious to the eye; they clearly outnumber the thriving businesses. Further, as above stated, nearly 20 sites on Broadway are suspected as having petroleum contamination and are within just blocks of Baker Middle School. Finally, 10th Street is where “Old Highway 30” enters the city and brings in almost all of Baker City’s commercial and industrial trucking traffic. Student observational data concludes that this street is in dire need of safety improvements, such as continuous sidewalks. Located just behind Baker High School, students and community members often walk to restaurants along that street. There are only a few identified brownfields here, however we suspect a few more properties. The grant would allow us to begin meeting many of these public health and safety needs in the identified target areas.

Baker City is a typical small, rural town trying to adapt after its natural resource based economy disappeared. Surrounded by fertile farms and ranches and outlined by National Forests and Wilderness areas, Baker City’s heart is its historic downtown and business corridors that together make it a beautiful place to visit and live. With 23 brownfields in 30 blocks, our business corridors are not fully functional and have become an obstacle for our community’s economic prosperity, health and self-worth.

b. Welfare, Environmental and public health Impacts

i. Student research for the grant application reveals several startling facts about Baker City’s public health, welfare, and safety. According to the Saint Alphonsus Community Health Assessment (an evaluation of our local health needs performed every three years by Baker St. Alphonsus Health System), a “healthy environment” ranks third on the list of necessities by Baker County respondents. However, with 82 identified brownfield sites and 47 leaking underground storage tanks (LUST), we are falling short of meeting our residents’ health needs and community expectations.

Baker City has not collected data that directly links Baker’s existing brownfields to specific public health issues, so this is a key priority for these funds. We have found evidence that Baker City has several noteworthy community health concerns. For example, according to the Oregon County Health Rankings, Baker County ranks 30th of 33 Oregon counties for health issues such as mortality and morbidity, and 16th for health factors and behaviors related to clinical care needs, depressed socioeconomics, and physical environment. We anticipate that this assessment grant will reveal the sources of these health concerns.

The target areas for this grant are three business corridors and heavily pedestrian areas, posing many possible health and safety issues. Our Main Street is quaint but robustly traveled. There is a high turnover of businesses and a handful of abandoned, dilapidated storefronts. Next is Broadway, where most of the brownfields reside and the blight is most obvious; they clearly outnumber the thriving businesses. Further, nearly 20 sites on Broadway are suspected as having petroleum contamination and are within just blocks of Baker Middle School. Finally, 10th Street is where “Old Highway 30” enters the city and brings in almost all of Baker City’s commercial and industrial trucking traffic. Student observational data concludes that this street

is in dire need of safety improvements, such as continuous sidewalks. Located just behind Baker High School, students and community members often walk to restaurants along that street. There are only a few identified brownfields here, however we suspect a few more properties. The grant would allow us to begin meeting many of these serious public health and safety needs in the identified target areas.

ii. With 82 brownfields and 47 LUSTs scattered throughout the community, Baker City is experiencing environmental issues that are creating obstacles for its sustainability. One quarter of these brownfields are focused along our business corridors, preventing economic improvements and creating a potential contaminant pathway near residents and schools. As a result of our geographic isolation and history of natural resource extraction, the community norms are difficult to change. Restrictions on public federal lands are met with resistance and there are still community members who want to see natural resource extraction come back as a source of income and revenue. Baker City and County have a history built off of using the land for resources.

Baker City is one of three cities in Oregon to have unfiltered surface water as a drinking water source. Our water treatment system is undergoing evaluation to make sure it can support our population into the future. Three years ago, *Cryptosporidium* infected our water supply and we purchased an Ultraviolet light system. However, we still do not have a filtration system and forest fires loom closer to our watershed every summer. Our forests, especially in our watershed, are impacted by a long history of fire suppression which has created a surplus of understory growth and wildfire fuel.

The Powder River runs right through the center of town and passes several potential brownfields. Baker City also maintains a number of irrigation canals which pull from and input into the Powder River as well as a stormwater system. Consequently, the Powder River may also be a contaminant pathway that would expose wildlife and children who fish and recreate in the river.

iii. Public health effects related to brownfield impacts are yet another focus of our assessment plan. Student investigations into the 2013 Community Health Needs Report find a number of poor health indicators specific to Baker County. The incidence of low birth weight, for example, is higher in Baker County than both neighboring counties and the state at large. While Baker County has lower rates of asthma across most age cohorts, student research finds rising trends in asthma rates among children. This grant would enable us to investigate the relationship between brownfield location, environmental quality, and potential health issues.

In addition to asthma related issues, student investigations found that Baker County's cancer mortality rate is the highest in the local area and well above both Oregon at large and United States average as well. For example, Baker County continues to demonstrate a higher rate of breast cancer mortality when compared to the rest of the country. Further, Baker County's colon & rectal cancer mortality rates are higher than all the other comparison groups, with 23.2 people out of every 100,000 incidents of colorectal cancer dying. Finally, the lung and prostate cancer mortality rate is higher in Baker County than our neighboring counties, the state of Oregon, and the U.S.

Prevalence of diabetes in Baker adults is not only higher than the state and national averages, it is also higher than its neighbors. Also, according to the report *Suicides in Oregon (2012)*, Baker County's suicide rate was one of the higher rates when compared with other counties across

the state between 2003 - 2010. The high number of brownfield sites in Baker City has significant effect on these health issues directly through contamination pathways and indirectly by negatively impacting growth and development opportunities that would otherwise bring broader benefits to the community. Therefore, we hope to use this grant to facilitate further investigation into the connections between these health issues and the brownfield sites.

c. Financial Need

i. The health, safety and economic vitality of our community has been and always will be the top priority for Baker City. Unfortunately, the City has no resources to conduct site assessments and cleanup. Our ability to address Brownfield matters within our town has been severely limited due to lack of funding. Unfortunately, there is nothing positive about future funding for city services and programs. Property tax revenue has remained flat, franchise fees are not expected to see an increase anytime soon, and fee rates for utilities continue to be a challenge for residents to cover. Oregon has no sales tax. Baker City's planned wastewater treatment facility is expected to cost between \$5,000,000 and \$7,000,000. Aging equipment at our public safety departments has to be addressed, and it is quite costly. Complicating matters is the fact that the Public Employee Retirement System (PERS) is going to raise costs by almost 30% in the next budget year and health insurance costs are still on the rise. The grant funding would allow us to conduct assessments and increase capacity, and to support a new and hopefully long term partnership with students at the Baker Technical Institute.

ii. There has been little investment made near or in the targeted areas. Although the Main Street District has realized many improvements over the past decade, there is still a need to assess several properties located in the area. Broadway and 10th Street are well behind in redevelopment efforts. Before Interstate 84 was developed, 10th Street (Hwy 30) and Broadway were the gateway into Baker City. Reduction in commerce in these districts caused many businesses to close and gas stations moved closer to the interstate. This resulted in multiple, potentially contaminated properties being vacated and/or used for other purposes. Once 10th Street was a main thoroughfare, but now has become the "outskirt" of town, with poor sidewalks, vacated lots and no green spaces. The potential and perceived areas of contamination are easy to spot and have resulted in lack of investment and community development.

Redevelopment in these areas would have significant economic outcomes. Baker City realizes that it needs to diversify and grow to support job creation; however, it has been hindered by the fact that development areas are limited and are contaminated or have the stigma of being so. A community-wide assessment is critical and necessary for Baker City to move forward, to grow and prosper. As illustrated by the table in Section 1.A.ii, Baker City has been struggling with high poverty and unemployment rates for some time. A community-wide assessment grant could be the catalyst for development and renewed interest in targeted areas; thereby increasing the value of the property and surrounding areas and opening the door to work with community partners to recruit businesses and encourage business expansion and job creation in the identified areas.

Baker County faces a huge challenge because our demographic trend is for a rapidly aging population. In order to counter this trend, we are concentrating our economic development strategies on millennials and other urbanites looking to get away from congestion and seeking quality of life fulfillment. Comparatively speaking, real estate values in Baker City are quite

affordable compared to other urban centers in the Northwest. However, these potential business owners are looking to purchase or rent certified environmentally clean properties. We believe the lack of information on the many “possible” brownfield sites are hampering our ability to attract the type of businesses that will fit and thrive in our community. With the help of the EPA grant, we hope to show the present landowners the benefits of assessing these potential brownfield sites and remediating any mitigation that is discovered. We hope this will spur additional investment in our commercial and industrial properties.

2. PROJECT DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Project Description, Timing and Implementation

i. Baker City has, in the last decade, produced many plans and visions for the current and future needs of the community’s parks and transportation needs, the historic district and business corridors, and the city at large. While these plans are in various states of progress, we realize that the presence of brownfields prevents us from meeting many of these objectives. This grant not only allows us to assess our brownfields for the future progress of our goals, but it also allows us to move some shared goals forward concurrently after brownfield assessment. Students at Baker Technical Institute have analyzed various existing stakeholder goals and aligned those goals with grant objectives. Below are some of those goals and their relation to increasing economic vitality, improving the quality and access of our waterways and parks, and evaluating community health and safety in our town.

Table 2: Baker City Visions/Plans	
City Vision or Plan	Goals that meet this grant’s objectives
Historic Baker City	Improve downtown business environment and retention, provide assistance for recruitment efforts, and provide assistance and resources to new and existing businesses. Offer business education, assistance and resource workshops. Reassess Shop Local efforts; determine local needs and market opportunities. Address building occupancy issues as well as find new economic uses for traditional buildings.
Baker City Vision	Preserve and enhance the authenticity and uniqueness of Baker City, particularly the traditional commercial core that includes the Historic District, Broadway, 10th Street, and Campbell Street. Continue to emphasize and enhance the community’s pedestrian friendly urban environment and park network.
Parks Master Plan	Expand the existing park system to better serve the local community.
Baker City Comprehensive Plan	To preserve, protect, and conserve the quality of our environment and natural resources while providing for the orderly growth and development of the City. The Powder River is a recreation resource in the city both as a habitat for game fish, principally rainbow trout, and for swimming and other related activities.

Baker City Strategic Plan	Business retention and expansion - take a community-wide approach to addressing business needs, identify solutions for businesses, engage civic groups or volunteers to partner in the work, build good public relations for municipalities and economic development organizations.
Community Health Needs Assessment	Priority 1 - Nutrition, Physical Activity & Weight Status; physical fitness opportunities Priority 2 - Health Services; living in a healthy environment Priority 4 - Financial Stability; a job with a livable wage

ii. Timing:

- a. Contractor procurement: Once the grant is awarded, students in the Technical Writing and Brownfields courses will work together with the city to write the Request for Proposals (RFP) to hire an environmental consultant. The RFP will be approved by the City Council and posted publicly in the Baker City Herald, the Oregonian, as well as given directly to consultants we have worked with in the past.
- b. Development of site inventory and prioritization: When developing our site inventory, we initially used the ECSI database. Students have been researching these sites to prioritize and categorize them. With our focus on economic development, waterways and parks and health and safety, we mapped the sites to visualize their proximity to each other, to parks and to the Powder River. Less than half of the sites are located along these business corridors, with the others scattered around the city in the form of old mills, gas stations, and other miscellaneous uses. Focusing on the business districts tied in our economic goals and created three distinct areas to work with in close proximity. Once we begin prioritizing sites for Phase I assessments, students will assist the environmental consultant to do a tour of the streets and research past uses of neighboring properties to include in the initial assessment. Students will present their final list of prioritized sites to the City Council for discussion and approval.
- c. Obtain and secure site access: The city, Historic Baker City, and Baker Technical Institute held a community meeting for both community partners and property owners on December 1st, 2016. Among the property owners, there was a mix of hesitation and excited willingness to participate. Those property and business owners who have pledged their support will work with us to speak with those who still have reservations about being involved. We will conduct another informational meeting once the grant is awarded and discuss the grant requirements, goals and next steps with these stakeholders. The City will create a 'Site Access Agreement' that will be used to obtain temporary access to property owner's buildings for the purpose of sampling for contaminants.

b. Task Descriptions and Budget Table

i. Task Descriptions: The scope of work has been organized into six tasks, as detailed below. For each task, the City proposes a Voluntary Match (i.e., City personnel in-kind labor contributions) to assist with eligible activities. Contributions made by BTI students are included as total hours dedicated to appropriate project-supporting education activities. Outputs are in *italics* below and are outlined in Section 5.c, Table 5.

Task 1—Project Management and Programmatic Activities: (\$16,840, Grant-Funded Activities + \$2,940 Voluntary Match): This task includes \$2,000/grant (42 hrs at \$35/hr) for City project management/administration and other eligible activities to support project tasks. \$4,950/grant (45 hrs at \$110/hr) is budgeted in this task as contractual costs for preparing 12 periodic reports, including ACRES and other eligible activities to support project management. \$2,000/grant is for City staff (up to two) to attend two three-day national conferences or state/regional conferences. Estimated travel costs include airfare (\$400/person/conference= \$2,000) and hotel, meal, and incidental costs (\$200/person/day/conference= \$2,400).

Task 2—Community Involvement: (\$22,400, Grant-Funded Activities + \$3,080 Voluntary Match): This task includes: 1) coordinating and conducting approximately *eight meetings with the Baker Advisory Committee (BAC)* and two community meetings (see Section 3a); 2) enacting meaningful public input into the grant program implementation; 3) preparing and publishing public notices; 4) preparing meeting materials and presentations; and 5) preparing and distributing brochures and other public information. (Additional details are provided in Section 3.) The community outreach budget includes \$9,240/grant (84 hrs at \$110/hr) for the City's consulting firm to *facilitate two community outreach meetings, produce project informational materials, and assist the City with site-specific outreach*. Budgeted supply costs of \$1,000/grant include printing costs (\$300); *public-notice mailing expenses* (\$400); and *public meeting display boards* and other graphic materials (\$300). The budget (for each grant) includes City personnel costs of \$1,540 at \$35/hr to assist with community outreach activities. Voluntary match: \$1,400 (40 hrs at \$35/hr) per grant. BTI student contribution in the form of meeting coordination and facilitation is estimated at 20 hrs.

Task 3—Inventory, Prioritization, and EDs: (\$11,600 Grant-Funded Activities + \$2,800 Voluntary Match): This presents an opportunity to build on the recent inventory to engage the community in a comprehensive site identification, prioritization, and eligibility determination (ED) process. Data gathered during the recent *inventory will be linked to City GIS* and integrated with existing regional databases. The City and contractor will perform the following activities as part of this task: 1) conduct *tours/windshield surveys of brownfield sites* throughout the target area to confirm potential brownfield sites, as well as verify current conditions, development opportunities, and constraints; 2) survey local developers, real-estate industry representatives, property owners, and other stakeholders to gauge interest in the program and collect additional site information to supplement the inventory; 3) work with the BAC and partners listed in Section 3.b. and c. to confirm selection criteria and rank sites based on community priorities; 4) produce a *Site Inventory and Prioritization Report*; and 5) *complete eligibility determinations for the top 20 high-priority opportunity sites*. The budget includes City personnel costs of \$1,400/ grant (40 hrs at \$35/hr) to assist with inventory, prioritization, and ED activities. The budget (for each grant) includes contractual services of \$5,500 (50 hrs at \$110/hr) to perform windshield surveys, participate in stakeholder outreach activities, and assist with prioritization and ED activities. Voluntary match: \$1,400 (40 hrs at \$35/hr) per grant. BTI student contribution in the form of inventory preparation and prioritization, windshield surveys and interviews is estimated at 15 hrs.

Task 4—Phase I ESAs: (\$51,400 Grant-Funded Activities + \$1,400 Voluntary Match): Under direction of the City, the contracted environmental consulting firm will complete *an estimate of*

8 Phase I ESAs at up to four high-priority petroleum and four hazardous-substance brownfield sites. Phase I ESAs will be performed consistent with the All Appropriate Inquiries Final Rule and the standards set forth in the ASTM E1527-13 Phase I ESA Process. Digital copies of all Phase I ESA reports will be linked to site information contained in City GIS. The contractor will complete Phase I ESAs, including health and safety plans (HASPs), and ACRES updates, at an average cost of \$5,000 (total cost of \$20,000/grant). The budget (for each grant) includes City personnel costs of \$700 (25 hrs at \$35/hr) to assist with data acquisition, report review, and distribution. Voluntary Match: \$700 (25 hrs at \$35/hr) per grant.

Task 5—Phase II ESAs, Remedial Action Plans (RAPs) and Area-Wide Planning (AWP): (\$169,000 Grant Funded Activities + \$2,800 Voluntary Match): The environmental contractor will perform the following activities: 1) preparation of a comprehensive *Quality Assurance Project Plan (QAPP)* at an estimated cost of \$7,000 (\$3,500/grant); 2) completion of *Phase II ESAs at three high-priority petroleum and three hazardous-substance sites* (average cost of \$22,000 (\$66,000/grant)); 3) preparation of *RAPs/Site-Specific Reuse Plans at one petroleum and one hazardous substance site* [average costs of \$10,300/grant]; and 4) *AWP activities* (average cost of \$21,000/grant). Phase II ESA costs include site-specific sampling and analysis plans (SSSAPs) and HASPs. The budget (for each grant) includes City personnel costs of \$1,400 (40 hrs at \$35/hr) to assist with data acquisition, report review and distribution. Voluntary Match: \$2,800 (40 hrs at \$35/hr). BTI student contribution in the form of support for AWP activities is estimated at 10 hrs.

Task 6-Human and Environmental Health Monitoring: (\$30,000 Grant Funded Activities + \$1,260 Voluntary Match) This task consists of Powder River monitoring to track contamination associated with Brownfields in the target area, and a Human Health Assessment (HHA) to assess the human health conditions impacting residents of the community. The River monitoring will be directed by a contractor at a cost of \$20,000 (\$35/hr. at 50 hrs. + equipment). The majority of the field work will be completed by BTI students (36 hours). The HHA will be completed on coordination with OHA. The budget allocates \$10,000/grant for the HHA. \$4,400 of personnel cost (\$35/hr. at 125 hrs.) is allocated for City staff to direct completion of these studies.

ii. Budget Table.

Table 3: Budget Tables							
Budget Categories	Project Tasks: Petroleum Funding						
	Task 1	Task 2	Task 3	Task 4	Task 5	Task 6	Total
<i>Programmatic costs only</i>	<i>Project management and Programmatic Activities</i>	<i>Community Involvement</i>	<i>Inventory, Prioritization and EDs</i>	<i>Phase I ESAs</i>	<i>Phase II ESAs, RAPs and AWP</i>	<i>Human and Environmental Health Monitoring</i>	
Personnel	\$1,400	\$1,400	\$1,400	\$700	\$1,400	\$3,200	\$9,500
Travel	\$2,000					\$300	\$2,300
Supplies		\$1,000				\$500	\$1,500
Contractual	\$4,400	\$8,800	\$4,400	\$25,000	\$83,100	\$11,000	\$136,700
Total US EPA Funds	\$7,800	\$11,200	\$5,800	\$25,700	\$84,500	\$15,000	\$150,000

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Budget Categories	Project Tasks: Hazardous Materials						
	<i>Project management and Programmatic Activities</i>	<i>Community Involvement</i>	<i>Inventor y, Prioritization and EDs</i>	<i>Phase I ESAs</i>	<i>Phase II ESAs, RAPs and AWP</i>	<i>Human and Environmental Health Monitoring</i>	<i>Total</i>
Personnel	\$1,400	\$1,400	\$1,400	\$700	\$1,400	\$3,200	\$9,500
Travel	\$2,000					\$300	\$2,300
Supplies		\$1,000				\$500	\$1,500
Contractual	\$4,400	\$8,800	\$4,400	\$25,000	\$83,100	\$11,000	\$136,700
Total US EPA Funds	\$7,800	\$11,200	\$5,800	\$25,700	\$84,500	\$15,000	\$150,000
	1 We will comply with procurement procedures in 40 CFR 31.36						
	2 Staff in-kind match is calculated using an average rate of \$60/hr, with approximately \$45/hr salary and \$15/hr benefits.						

c. Ability to leverage:

The city is committed to contribute staff time and resources necessary to oversee the project. The city may pursue additional funds for the project and redevelopment costs should the grant be awarded. The city has a history of successfully leveraging funds for other projects in the past. Many of these projects have been focused on downtown revitalization and public works. We anticipate that if we receive this grant and complete our visioning piece of the project scope, we would apply for funds from the Leo Adler Foundation, the Ford Family Foundation and possibly a Community Development Block Grant. We also anticipate assisting property owners with any mitigation efforts and would apply for available grants funds through Business Oregon and the Department of Environmental Quality.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIP

a. Engaging Community

i. Students, Baker City and Historic Baker City will collaborate to lead three types of meetings for different audiences; public community meetings to educate the Baker City Community at large, business corridor visioning meetings for the property and business owners in the three business corridors, and progress meetings with community partners to discuss expectations and data collection efforts. We will tie into the City's existing approach for community outreach that has been used for connecting the community to city projects. If the grant is awarded, the grant administrators will 1) collaborate with the community partners to design a meeting schedule that will be the most efficient use of the resources, 2) connect with property owners to engage in future assessment work, and 3) coordinate with BTI to have students facilitate a kick-off meeting.

ii. The grant project is born out of the motivation from our community's primary stakeholders in our future - our students. The students will be leading the community involvement as well as playing an integral role in their own enrichment as a stakeholder. The grant collaborators (HBC, the City of Baker City, and BTI) will be meeting 1) once a month to discuss grant project progress, 2) three times each with the group of property owners and with the group of community partners separately, and 3) two public community open houses. In order to educate the public, we will also host a website of the project's progress, write updates in the City's newsletter and attend events held by our community partners. Students will lead in the

facilitation of these meetings as well as assist with continuous work on the grant project. We will utilize multiple modes of communication such as; the City and School District's webpages, email, newsletters, newspaper articles, surveys and radio advertising as well as meetings to solicit input from our stakeholders.

b. Partnerships with Government Agencies

i. Baker City anticipates working closely with multiple government agencies during the assessment phase and even more so during the mitigation and cleanup efforts. A key agency that the city has worked with in regards to environmental issues is the Department of Environmental Quality. We expect the relationship will continue throughout this entire process.

ii. Baker City looks forward to working with the following federal, state and local government agencies to ensure a successful brownfield project:

Baker County Public Health Department - Baker City will work with the Baker County Public Health Department and support their efforts to survey and educate residents within the targeted areas on the health concerns regarding brownfields. Should contamination be discovered during the assessment of targeted areas, the city will notify the Health Department of such findings and work with them to identify risks and coordinate health testing if needed. There is also the opportunity to now work with our local Coordinated Care Organization and their members on what the health concerns are and continue to be in Baker City.

Economic Development Council - The Economic Development Council (EDC), created in partnership between Baker City and Baker County in 2004, has just recently approved a new agreement laying out the priorities of this government appointed board. There is a new found urgency within local government to support community development and revitalization efforts. The EDC will be a valuable resource throughout the entire grant process. This council serves as a "hub" for business development, expansion and recruitment. Feedback from the EDC during our visioning process will be key as we move forward with the project.

Workforce Solutions Team - Our Workforce Solutions Team, consisting of representatives from the Department of Human Services, Employment Office, Baker City, Baker County, Baker Technical Institute, Economic Development, Blue Mt. Community College and Tourism and Marketing, will be available to advise our efforts to utilize local employers, employees at the same time, possibly aiding in workforce development.

Department of Environmental Quality - Not only will we be seeking DEQ's guidance and technical support throughout the project, we will work with staff to explore additional funding opportunities and methods to mitigate the effects of contaminated properties.

Governor's Regional Solutions Team - By working closely with our Eastern Oregon Regional Solutions Team, it is our hope that we can fully explore additional partnerships, funding opportunities and provide updates to be shared at the state level.

c. Partnerships with Community Organizations

i. Community Organization Description and Role:

Table 4: Community Partnerships		
Community Organization	Description & Community Role	Role for the grant
1.	Two high school classes (Technical Writing and Brownfields)	These students have been

Baker Technical Institute	who learn about and write with the context of brownfields, while facilitating the cleanup of local brownfield properties.	well as the facilitation of m involve the students in mor which can be performed th participants.
2. Historic Baker City	A non-profit organization that supports the community through events, preservation work and networking.	Will be helping to identify t the property and business
3. HatchLab Baker	A non-profit that provides business, legal, and financial technical services for business and property owners.	Hatch staff and its network community channels, and o
4. Powder Basin Watershed Council	Local watershed council that monitors the Powder Basin's water quality. The council serves to promote, restore and enhance the health of our watershed through the cooperation of stakeholders.	Powder Basin Watershed C Baker City. They will contin petroleum, and other indic
5. Andrew Bryan And Shannon Downing	Andrew is owner/Principal Broker of Baker City Realty, Board Member for Baker 5J School District as well as BTI. Shannon is a Broker with The Grove Team.	Andrew and Shannon will v properties as is, cleaned-up for property owners as wel

ii. Letters of support from these community partners are found in Appendix 5.

d. Partnership with Workforce Development Programs: As mentioned in Section 3.b, Baker City and County is fortunate to have a very active Workforce Development Team in place with the focus of creating workforce development opportunities for both employers and employees. Baker City is committed to working with this team to promote local hiring throughout the project. Most recently, the local Department of Human Services Office has developed a program for their clients to provide job skills training for family wage employment opportunities. Baker City is facing a shortage of jobs as well as a skilled workforce to meet the needs of these jobs. BTI was created to fill this need as well and students and administrators will work with the workforce development team to support skill development for local business placement. The City of Baker City looks forward to working with local programs such as these to help increase skills for our labor force during our project timeline.

4. PROJECT BENEFITS

a. Welfare, Environmental, and Public Health Benefits: This first act of assessing the business corridor brownfields will allow the city to make progress on realizing key goals; identify connections between human and environmental health, improve our environment, and identify our health needs. Outputs from these goals will be two data sets; one on the health of the residents and workers in the focus areas and one on the health of the Powder River. The Baker County Health Department will facilitate a survey of residents and workers in the three focus areas to determine if there are higher incidences of environmentally caused issues. This may also help us determine contaminant pathways so we could trace the source and prevent the exposure. This will also help us asses the health needs which will further the Health Department's goals to meet these needs.

With this grant we will also be able to monitor the Powder River which runs through the center of our community. The river runs parallel and two blocks away from Main Street and has the potential to be a contaminant pathway. The Powder Basin Watershed Council (PBWC) has been

managing a volunteer river monitoring program for the last four years throughout the Powder Basin. This more focused data on the section of the Powder River that runs through Baker City will allow us to trace potential pathways from the surrounding brownfields to the wildlife and humans who recreate in the river. This aligns with the EPA Region 10 priority of protecting and enhancing water. Students from BTI will continue with their monitoring efforts in partnership with the PBWC and expand their efforts to support the monitoring goals outlined by the watershed council's letter of support in Appendix 5.

b. Economic and Community Benefits: Ever since the 1990's, Baker City has struggled to regain its once growing prosperity. As mills and mines closed, many jobs were lost without promise of another. As the economic corridors have sat without investment, the potential employees have left to find other work or have fallen into our welfare system. The grant project will assess once dilapidated and blighted properties and help owners vision how their property will be brought back into functionality by and for our community. With community meetings, business roundtables and workshops, property owners will be able to design how their business will be of beneficial use to the city. Community development can begin and multiple city-wide plans will have a barrier removed and can progress toward actualizing their goals.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Audit Finding: Baker City has had a few minor findings on our federal grants, however there were no major findings. Findings are reported in the Single Audit section of the audit at the end of the financial statements each year and available upon request. Baker City has implemented internal controls and contracting/purchasing policies to ensure that best practices for grant management are used.

b. Programmatic Capability: Baker City is pleased to have a team of highly qualified and skilled city staff members and partners involved in the management of this project. There are two main groups, one consisting of city staff members who will administer the grant and the other consisting of Ms. Nudd, Mr. Abell, Ms. Alameda and Mr. Joseph who will collaborate to organize community events and plan next steps. The key staff members are as follows:

Larry Abell, President, Historic Baker City. Larry is a professional architect, licensed in 17 states. He has a Bachelor of Architecture degree from Kansas State University. He has also taught design at Kansas State University and Portland State University. Larry has owned his own architectural business Architect-LA for over 20 years. Larry is the president of Historic Baker City, an organization that prides itself in promoting a vibrant city through research, preservation work and hosting many annual events.

Megan Alameda, Instructor of Brownfields, Baker Technical Institute: Megan has a Bachelor of Science in Environmental Science and Resources from Portland State University, a Master of Science in Environmental Science from the (now) Expedition Education Institute and a Master of Arts in Teaching Science from Lewis and Clark Graduate School. Her background made her qualified to teach this unique brownfields class when the opportunity presented itself. Her teaching philosophy has led students to ask questions about their community and research ways they can improve it. In its fourth year, teaching this class has led Megan and her students into fields such as; environmental testing, project management, urban planning, and grant writing. Representing the many people, agencies and organizations that have come together to build this class, Megan accepted the Presidential Award for Innovation in Environmental Education in 2016 for the innovative approach she took with this class and subject.

Thomas Joseph, Ed.D: Tom is a recent transplant to Baker City from Chicago, where he taught philosophy and learning theory at Northern Illinois University and Aurora University. Before that, he taught middle school English for 15 years. Dr. Joseph holds advanced degrees in both educational leadership and curriculum and instruction. He also worked on a research team for the Illinois Math and Science Academy, where he investigated the ethical development of gifted students. Currently, Tom teaches the BTI Technical Writing course. His role in the present project is to assist students during their research and writing tasks, and to advise on the development of the grant itself.

Robin Nudd, Community Development Coordinator, City of Baker City: Robin is a graduate of Eastern Oregon University with a Bachelor's degree in Business Administration. Robin will act as the City's Project Manager for the grant and will assist with implementation of all phases of the project. Robin has extensive knowledge and experience in grant management due to her previous role as Director/Administrator of the Baker County Public Health Department. Robin is very familiar with coordinating efforts between multiple agencies. As part of her current role as Community Development Coordinator, Robin is tasked with assisting with business development and expansion, beautification and safety enhancements along the business corridors and supporting tourism and recreation.

Jeanie Dexter, Director of Finance, City of Baker City: Jeanie is a CPA and holds a Bachelor of Science degree in Accounting. Jeanie has been the Finance Director for the City of Baker City since April of 2007. Jeanie collects, safeguards and disperses all City funds. She supervises the collection and billing of water and sewer services, ambulance charges, and special assessment charges. Jeanie monitors revenue receipts, accounts receivable, bank reconciliations, payroll, and invests surplus funds. Duties also include ensuring that departments comply with contracting and purchasing procedures. Periodic financial reports are her responsibility as well as preparing the City's annual budget and overseeing all grant accounting and billing. Jeanie will work with Robin to ensure that the grant is tracked and managed according to city, state and federal guidelines.

Holly Kerns, Director of Planning, City of Baker City and Baker County: Holly holds a Bachelor of Science degree in Natural Resources from Oregon State University. She has been with the Baker County Planning Department for 10 years and has served as Director for the combined City-County program for two years. Holly will serve as an advisor to the core team, assisting with land use land use regulations, community outreach and redevelopment efforts.

Fred Warner, Jr., City Manager, City of Baker City: Fred graduated from Oregon State University with a Bachelor of Science Degree in Business Administration. He served as the Chairman of the Baker County Board of Commissioners from January 2003 to December 2014. In 2015 he received his real estate license and began working as a Broker at Nelson Real Estate. Fred became the City Manager of Baker City in June of 2016. His public service includes serving as a member on the following boards/committees: New Direction Northwest, Baker County Vector Control, Baker County Shrine Club and City County Insurance. As part of the core team, Fred will act as liaison between the project team and City Council. Fred will also meet on a monthly basis with project manager for updates and to ensure that grant project is implemented in line with City priorities.

c. Measuring Environmental Results

Table 5: Measuring Environmental Results	
Task	Methods of Tracking and Measuring Progress
1. Project Management and Programmatic Activities	Outputs: Quarterly Reports, Annual DBE Reports, Project Closeout Report Outcomes: Proactive and effective management of project activities; tracking of results Tracking Methods: Delivery of reports; communication with EPA Region 10 staff
2. Community Involvement	Outputs: Public Involvement Plan, Webpage, Fact Sheets, Informational Material, four meetings, Meeting Minutes Outcomes: An informed and engaged community Tracking Methods: Number of meetings held and attendance; post-meeting surveys
3. Inventory, Prioritization, and EDs	Outputs: Site Inventory and Prioritization Report, Web-based Viewer Outcomes: Comprehensive database of known and potential brownfields Tracking Methods: Delivery of complete geodatabase; engagement with eligible property owners to discuss grant opportunities
4. Phase I ESAs	Outputs: 10 ESA Reports, HASP, ACRES updates Outcomes: Identify and address recognized environmental conditions on brownfield properties Tracking Methods: ACRES updates; property transactions
5. Phase II ESAs, RAPs, and AWP	Outputs: QAPP, SSSAPs/HASPs, ESA Reports, AWP Reports Outcomes: Characterize and analyze environmental conditions on sites where RECs need to be addressed; a community vision for future redevelopment Tracking Methods: Properties assessed and remediated; property transactions; clean plans and redevelopment vision documents.

d. Past Performance and Accomplishments

The City has successfully applied for and received three EPA funded grants within the last few years. In 2014 the City of Baker City was awarded a Safe Drinking Water Revolving Fund grant and loan for a UV plant. The UV plant was necessary due to a cryptosporidium outbreak in 2013. The cost for the plant was \$2 million (\$250,000 grant and \$1,750,000 loan) and loan payments and reports will be ongoing for the next 18 years. In 2015 we were awarded a \$30,000 grant to develop a Water Facility Plan. The Water Facility Plan was comprehensive, completed on time and presented to the City Council in February of 2016. Just recently, the City was awarded a \$20,000 grant for a Wastewater Plan through the Infrastructure Finance Authority and it will be completed within the next year. All of these grants required cooperation with multiple agencies and contractors. The plans have and will provide us with guidelines to proceed with improvements to the City's infrastructure and the health of our residents and community. The City of Baker City realizes the importance of these funding streams and therefore is committed to meeting expectations set out in each grant.

Appendix 1 - Baker County's Persistent Poverty

Appendix 2 - Letter from State Environmental Authority; Oregon Department of Environmental Quality (DEQ)

Appendix 3 - Regional Priorities Form/ Other Factors Checklist

Appendix 4: Focused List of Brownfield Sites Spreadsheet and Map

Appendix 5: Letter of Support from Community Partners

Community Partners:

- Baker Technical Institute
- Business Oregon
- HatchLab Baker
- Health Department of Baker County
- Historic Baker City
- Powder Basin Watershed Council
- Regional Solutions Team
- The Grove Team Real Estate
- Baker City Realty

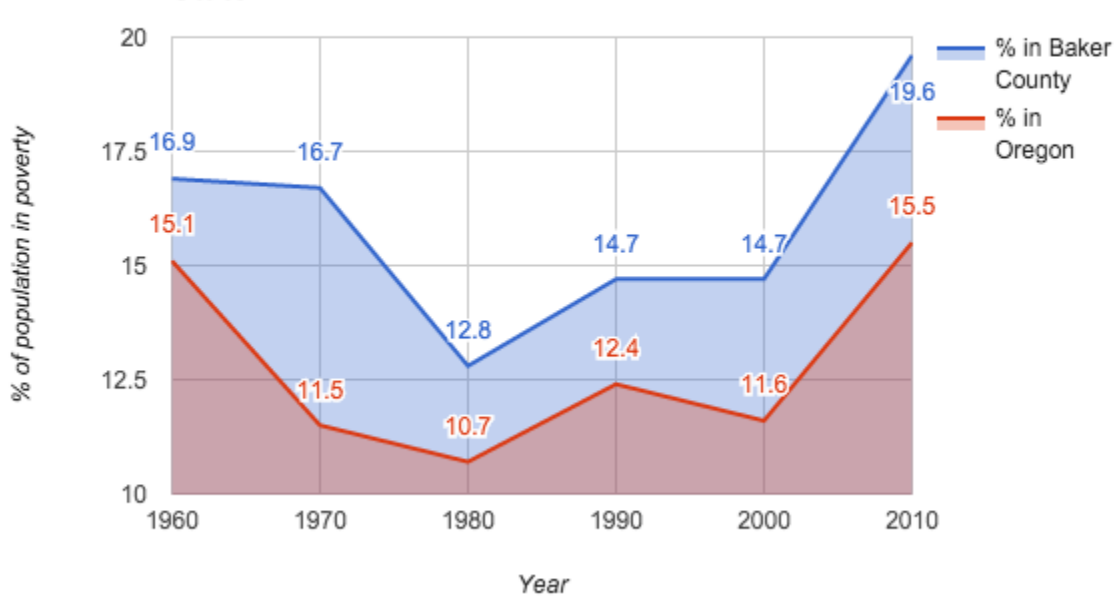
Appendix 1 - Baker County's Persistent Poverty

Baker City is within a county experiencing persistent poverty. Though our poverty rates may not reach the threshold given, (20% of population lived in poverty over the last 30 years) Baker County has experienced significantly more poverty than the state's average and continues to have 1% - 5% higher poverty rates.

% of population below poverty level

Year	% in Baker County	% in Oregon
1960	16.9	15.1
1970	16.7	11.5
1980	12.8	10.7
1990	14.7	12.4
2000	14.7	11.6
2010	19.6	15.5

% Poverty in Baker County compared to Oregon State





Oregon

Kate Brown, Governor

Department of Environmental Quality

Agency Headquarters

700 NE Multnomah Street, Suite 600
Portland, OR 97232
(503) 229-5696
FAX (503) 229-6124
TTY 711

December 20, 2016

Susan Morales
U. S. Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900 (ECL-122)
Seattle, WA 98101-3140

RE: City of Baker City's application for a Community-Wide Assessment Grant

Dear Ms. Morales:

The Oregon Department of Environmental Quality (DEQ) supports the \$300,000 Community-Wide Assessment application from the City of Baker City, a small town in rural northeastern Oregon. Baker City has a rich history of mining and logging, and has acted as a hub for shipping finished products. As uses of natural resources dwindled in the 1990s, Baker City's business base and economic revenue also declined, leaving behind many vacant brownfield lots. The city's intention with this grant is to assess and clean up brownfields along three major business routes that have suffered most over the past 20-30 years. Drawing on key planning documents such as *Baker City Vision 2030*, *Baker City's Strategic Plan*, and the *Baker City Parks Master Plan*, the city has concluded that legacy brownfields along these corridors (and in other parts of the city) are barriers to local economic vitality and to public health and safety objectives.

Though Baker City is submitting an individual grant, two local partners, Historic Baker City (HBC) and Baker Technical Institute (BTI – led by Megan Alameda and her enthusiastic high-school students), as well as other community partners, will take on leadership roles in implementing the grant. DEQ has worked closely with Ms. Alameda over the past three years, and is impressed with the far-reaching community and regional effects of BTI's unique brownfields curriculum. As an example, see the [8/5/16 article in the Baker City Herald](#) newspaper about a vacant industrial site her class is taking on in a remote part of Baker County. Ms. Alameda and her high school students also received a Community Partnership grant from ATSDR about a year ago. Most impressively, Ms. Alameda received a 2015-16 Presidential Innovation Award for Environmental Educators at the White House in Washington, D.C. last August.

This increasingly energized community has three brownfields-related priorities that need funding: community health, economic development, and stakeholder engagement; each is summarized below.

Community Health. Baker County ranks near the bottom among Oregon counties for health issues such as mortality and morbidity, and low for health factors/behaviors related to clinical care needs, depressed socioeconomics, and physical environment. Based on BTI class research, Baker City has many more brownfield sites per capita than the rest of Oregon – and because poor health correlates with the presence of brownfields, parts of Baker City's current physical environment pose ongoing threats to the region's future.

Economic Development – and Local History. Baker City has selected three major business corridors for brownfield evaluations and reuse planning – Main St., 10th St., and Broadway. Because Main St. is part of Oregon's longest continuous historic district, HBC, a nonprofit that preserves historically significant areas in Baker City, will be a key partner in this effort to assess, clean up, and re-imagine Baker City's future.

Stakeholder Engagement. Baker City is looking to its youth to enhance citizen engagement, with the assistance of BTI and the Baker City High School brownfield-management class mentioned above. In this class, students spend a year managing local brownfield assessments and cleanups, writing RFQs, conducting research, and working alongside professionals in pertinent fields. In fact, it is DEQ's understanding that students and teachers at BTI initiated and helped write the Community-Wide Assessment grant application. The students paved the way for this by making presentations to Baker City's mayor and city council, gaining their approval to move forward with an application to EPA in the city's name. It is clear that Baker City's youth are engaged in community brownfields, and their efforts are causing other community members to take notice and get involved themselves.

DEQ supports Baker City's Community-Wide Assessment application to revitalize the city's three major business corridors because of both the urgent need for this work and results of the many recent brownfield initiatives led by local students. These efforts have energized the community and demonstrated the need for further work. Therefore, DEQ encourages EPA to award this grant to Baker City.

Sincerely,



Lydia Emer, Administrator
Operations Division

cc: Robin Nudd, Community Development Coordinator, Baker City
Kim Mosier, Mayor, Baker City
Megan Alameda, Baker Technical Institute
Katie Robertson, ER/DEQ
Gil Wistar, HQ/DEQ

Appendix 3 - Regional Priorities Form/ Other Factors Checklist

Regional Priorities Form

Name of Applicant: City of Baker City Oregon

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): Region 10 → Protect and Enhance Water

Page Number(s): 3, 7, 13, 14 and Powder Basin Watershed Council letter in Appendix 5.

Assessment Other Factors Checklist

Please identify (with an x) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
None of the Other Factors are applicable.	
Community population is 10,000 or less.	Page 1
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Target brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	
Applicant is one of the 24 recipients, or a core partner/implementation strategy	

<p>party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.</p>	
<p>Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.</p>	
<p>Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.</p>	

Appendix 4: Focused List of Brownfield Sites Spreadsheet and Map

Status of Brownfield:	Site ID #	Name	Past Address	type of contamination:	contamination from...
site screen recommend	5511	Americal Oil Service Stn	2017 Broadway	petroleum	(former service station) contamination suspected
site screen recommend	5497	Anderson Motor Co.	2225 Broadway	petroleum	former car dealership & service station
refer to program	5507	Baker Motor Co	2715 Broadway	petroleum	former service station & UST contamination suspected
site screen recommend	3393	Blue Mtn Oil	2795 10th st	petroleum	former bulk fuel dealer (now an active muffler shop)
no further action	5504	Bob's Richfield(former)	2036 Broadway	LUST/UST	LUST & UST
site screen recommend	5499	Broadway Cabins	2468 Broadway	petroleum	(former service station) contamination suspected
refer to program	5505	Broadway Service Station	2150 Broadway	petroleum	underground storage tank (UST)
site screen recommend	5500	Broadway Service Stations	multiple locations Broadway	petroleum	
site screen recommend	5486	Brown Machine Shop	2330 Main St	petroleum	(former machine shop) contamination suspected
site screen recommend	5501	Chet's Super Stn	2834 Broadway	petroleum	(former service station) contamination suspected
site screen recommend	5515	Coyle Union Service	2394 Broadway	petroleum	(former service station) contamination suspected
site screen recommend	5496	Durgan's Shell Service	2205 Broadway	petroleum	(former service station) contamination suspected
site screen recommend	5509	Edge Service Station	2901 Broadway	petroleum	(former service station) contamination

					suspected
state prelim assess recommend	2823	Ellingson Lumber Co.	3100 Broadway	petroleum	(former saw mill) petroleum, heavy metals,
state prelim assess recommend	1057	Hardman Property	1730 Broadway	mercury	(former metal extraction) mercury contamination suspected
site screen recommend	3140	Longwells 10th street Cleaners	2830 10th street	dry cleaners	(former dry cleaners) petroleum solvent contamination suspected
site screen recommend	5498	Miller & Miller Garage	2224 Broadway	petroleum	(former garage & service station) contamination suspected
site screen recommend	5508	Monroe Service Station	2440 Broadway	petroleum	(former service station) contamination suspected
site screen recommend	5503	Scott Pontiac	2875 Broadway	petroleum	former car dealership and service station
refer to program	5506	Slocum Motor Co	2505 Broadway	petroleum	possible contamination from a motor Co
site screen recommend	5510	Standard Station	2019 Broadway	petroleum	possible service station contamination
site screen recommend	5512	Union Service Station	2000 1st st	petroleum	possible service station contamination
site confirmator y sampling recommend	3138	Williams Cleaners & Laundry	3175 10th St	dry cleaners	former dry cleaners - contamination suspected

Google Map:

<https://drive.google.com/open?id=1mQNoejM9eSFQMoDz8fEIH04kAOQ&usp=sharing>

Baker Technical Institute/Baker High School
2500 E Street
Baker City, OR 97814
(541) 519-2671
megan.alameda@bakersd.org
thomas.ioseph@bakersd.org



15th November, 2016

Dear Ms. Nudd:

We are the students at Baker Technical Institute, taking both environmental science and technical writing classes. In those courses, we are studying brownfield clean-up projects and are currently writing a grant to assist in this effort. As students and citizens of Baker City, we want very much to see our town improve in every way and we feel cleaning up our contaminated properties will go along way to make that happen. Therefore, we wish to express our support here for the EPA Community Wide Assessment Grant for Baker City.

For the last few years, many of us have taken part on the assessing and cleaning of a brownfield. We researched and wrote RFP/RFQs and hired environmental consulting firms. Not only has this class affected our community and made Baker a healthier environment, but it has inspired a few of us students to pursue this particular career.

We know from our work in class that this grant will not only help further Baker City into becoming a more sustainable community, but it will also help us as students learn more about the environment and make an impact within our community and future. Both the Environmental Science and Technical Writing classes are excited to receive the grant, to be able to support and work with the city, and to better our community.

If we get this grant, we would use it for the phase 1 and 2 assessments on the three business corridors: Main Street, Broadway Street, and 10th street. Our class will participate in and help with the actualizing of the grant. We will also facilitate meetings and open houses with property owners and others. This is will better educate ourselves and others on the problems resulting from brownfields, and hopefully get more stakeholders to the table. We are committed to helping in any way we can.

If the city acquires this grant, it will construct a healthier atmosphere for the residents of Baker City, while providing a unique educational experience for Baker students. Therefore, we give our support for the grant and will help realize its goals any way we can.

Sincerely,

Students of Baker Technical Institute

Schally Hunt
Mara Kella
Caitlin Smith

Carlynn Krosky
Bella King
Angela Hunt

Marcus Plumbly
Garrett V.
Megan Alameda

Corey Lee
John B. Smith
Ashley Hoffman

John Lauer
Olivia Way



December 19, 2016

City of Baker City
Attn: Robin Nudd, Community Development Coordinator
P.O. Box 650
1655 1st Street
Baker City, Oregon 97814

RE: City of Baker City, Oregon – FY 2017 Community-Wide Assessment Grant Proposal

Dear Ms. Nudd:

I am writing to express my support on behalf of the Oregon Business Development Department (Business Oregon) for the Community-Wide Assessment Grant Proposal (Proposal) being submitted by the City of Baker City (City) for funding assistance consideration to address environmental contamination concerns associated with properties within the City's historic transportation corridors – Broadway, Main Street, and 10th Street (Oregon Highway 30).

A northeast Oregon rural community rich in history, Baker City has been challenged over the past decades by a multitude of economic disruptions – most notable the rapid declines in its core natural resource based industries – timber and mining. Vacant and underutilized industrial and commercial zoned properties are prevalent throughout the City but especially along the City's core historic transportation corridors. The City's proposal is unique in that it not only highlights the actions it plans to take but also provides the "back story" to how high school students at Baker Technical Institute (BTI) became and continue to be engaged in understanding and managing the impact of brownfields within the community in which they live. Moreover, BTI students have served as session presenters at the last two Oregon Brownfields Conferences – providing them with the opportunity to share their learnings with the larger Oregon brownfields "community." Finally, of note is that this proposal provides the City with needed capacity to build off of a baseline of information already developed to ensure that concerns about contamination on a property do not pose a barrier to its productive reuse. Such actions will benefit not only the City but also the economic wellbeing and sustainability of the region.

Business Oregon encourages community efforts which result in healthier and more sustainable communities since these efforts ultimately lead to the creation of jobs through the redevelopment of stigmatized properties. Business Oregon, through its Brownfields Program, awarded \$200,000 to Baker School District 5J for the Ostwald Machine Shop property cleanup. Baker Technical Institute's high school course in brownfields management began with taking on this property and saw it through successful cleanup. Currently, Business Oregon is assisting BTI with \$55,000 technical assistance funding to complete environmental assessment activities for the former Independent Order of Oddfellows Building located on Baker City's historic Main Street. Continued funding assistance through Business Oregon's brownfields program, especially for cleanup activities, is available for both public and private property owners. Furthermore, Business Oregon manages a number of public infrastructure and business financing programs which are available to assist with the redevelopment of properties and the building of capacity to attract, retain, and expand job creating businesses.

Business Oregon strongly supports and I sincerely hope that the U.S. Environmental Protection Agency (USEPA) approves funding for this proposal. I can be reached at (971) 239-9951 if you or the USEPA have any questions about the range and versatility of Business Oregon's business, infrastructure and brownfields financing programs.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karen Homolac', written in a cursive style.

Karen Homolac
Brownfields Program Specialist

Cc: Megan Alameda, BTI

Hatch Innovation/ HatchLab Baker
2019 Main St.
Baker City, OR 97814
amy@hatchthefuture.org



December 6, 2016

Ms. Robin Nudd, Community Development Coordinator
P.O. Box 650
Baker City, OR 97814

Dear Ms. Nudd,

I am writing this letter in support of the EPA Assessment Grant the City of Baker is submitting for implementation in Baker City, Oregon. We offer our strong support for the City's efforts to pursue this grant to increase knowledge of brownfield site issues as they relate to economic development and community health here in Baker City, Oregon.

Hatch Innovation is a nonprofit that provides business, legal, and fundraising technical assistance for business owners. We have worked closely with the Northeast Oregon region to help build stronger economies and healthier communities. This grant effort aligns perfectly with our mission, and we can support it fully.

The partnerships being formed between the school district teachers and students, economic development professionals, nonprofits, and city government is unique and powerful, breaking down silos, enabling all parties a clearer and more comprehensive picture of the health of Baker City.

Our commitment to this project will include the following activities:

1. Attend community planning and informational meetings,
2. Provide business technical support for business/landowners where appropriate,
3. Offer fundraising workshops when capital is required for follow-on business or property development,
4. Offer our network as a communication channel to keep the local and regional community informed and apprised of the project's progress.

We look forward to helping revitalize Baker City!

Sincerely,

A handwritten signature in black ink that reads "Amy E Pearl". The signature is written in a cursive, flowing style.

Amy Pearl, Executive Director
Hatch Innovation www.hatchthefuture.org



BAKER COUNTY HEALTH DEPARTMENT
3330 Pocahontas Road
Baker City, OR 97814
Phone: 541.523.8211
Fax: 541.523.8242
TTY: 800.735.2900

December 16, 2016

City of Baker City
P.O. Box 650
Baker City, OR 97814

Dear Ms. Nudd,

I am writing this letter in support of the City of Baker City's application to obtain a U.S. EPA Brownfields Community-Wide Assessment grant.

The Baker County Health Department's mission is to protect, preserve and promote the health and well being of all Baker County residents. The scope of the City's project aligns well with our mission and we are very excited to have the opportunity to be a community partner throughout the process.

The City of Baker City's intent to assess, inventory and prioritize redevelopment sites is exciting. Drawing students, community and the businesses together represents a great opportunity for the City to help reduce negative environmental and social impacts associated with underutilized properties, while creating much needed jobs, increasing revenue and potentially increasing greenspace.

If the City is successful in securing the grant, our office is more than willing to help in the following ways:

- *Attend monthly project meetings.
- *Develop health assessment survey for residents near and around target areas.
- *Collect and analyze data.
- *Participate in community meetings.

We look forward to partnering with the City of Baker City, Baker Technical Institute and Historic Baker City in revitalizing and transforming our neighborhoods and economy.

Sincerely,

Nancy Staten
Interim Manager
Baker Co. Health Department



December 19, 2016

Robin Nudd, Community Developer
1655 1st Street
Baker City, Oregon 97814

Dear Ms Nudd,

I am writing this letter in support of the City of Baker City's efforts, along with their community partners, to obtain a two-year U.S. EPA *Brownfields Assessment Grant*. I understand that the Grant would allow for the assessment of properties potentially designated as brownfields along the three City business corridors, identified as 10th Street, Broadway, and Main Street. I further understand that this target area includes approximately 30 of the 80 potential brownfields in Baker City. In line with Baker City's plans, the grant would support an:

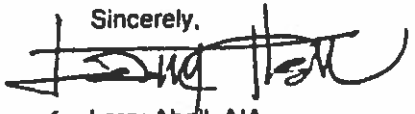
- Increase in green space and protected waterways,
- Increase in human health and safety,
- Increase in economic vitality.

Baker City has a large number of historic buildings that have been used by a variety of businesses for a variety of purposes over the last century. Some of those uses could have the potential for contaminating the building site and adjoining sites. The Grant would facilitate:

- An increase in property values,
- Collaboration to envision clean business districts,
- The gathering of data to inform future community decisions,
- Collaboration with other community partners to support Baker City's community, and
- The creation of a plan to benefit Baker City's economy, environment, and community.

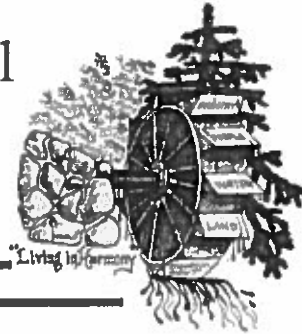
As an architect, the President of Historic Baker City (HBC), a community partner, and a member of the Baker City Design Review Board, I look forward to a continued community partnership that will guarantee the success of this project. HBC will help identify the historic sites within this project area and help facilitate community discussions regarding the highest and best use for these sites once any contamination has been mitigated and the site added back to the list of viable development sites. The award of the Grant to Baker City is important to the support of the ongoing process to revitalize and preserve our community's significant built resources.

Sincerely,


Larry Abell, AIA
President, Historic Baker City
Contact: (503) 819-3907

Powder Basin Watershed Council

2034 Auburn Ave., Ste. B
Baker City, Oregon 97814
(541) 523-7288



Robin Nudd
Baker City Community Development
1655 First St.
Baker City, OR 97814

December 20, 2016

Dear Ms. Nudd,

The Powder Basin Watershed Council enthusiastically supports the efforts of Baker City, Baker Technical Institute and Historic Baker City to obtain funds from the US EPA Brownfields Community-Wide Assessment grant program to assess and inventory potential brownfields within downtown Baker City. Their approach is consistent with one of the philosophical tenets of our organization: economic prosperity depends on a healthy environment. By addressing the issue of contamination caused by historical activity, economic opportunities in Baker City will be improved for all. In addition, we support the inclusion of students in the process. Providing meaningful hands-on learning opportunities for students is something we also strive to do. By contributing to the well-being of their community in a tangible way, students can engage more effectively than in a traditional classroom setting. We have already seen from past projects how this can provide inspiration for students beyond the classroom by influencing their degree choices in college and even whether to pursue a degree at all.

In addition to supporting their efforts, the Powder Basin Watershed Council is pleased to join as a partner in the effort. We have developed a water quality monitoring program to assess the potential wide-ranging impacts of contamination occurring in Baker City. In addition to impacting economic health of the community, contamination can affect the ecologic and human health of a community. Assessing water quality is a way to determine the risk of exposure to residents, as well as the extent of the impacts from historic or active brownfields. We will be analyzing sediments from the bed of the Powder River, water from the Powder River and water discharging from storm drains into the Powder River for common contaminants, including petroleum constituents, PCB's and dry-cleaning solvents. Samples will be collected from throughout the downtown area and will help with locating areas that should be prioritized for remediation.

Sincerely,


Christo Morris
Executive Director,



REGIONAL SOLUTIONS OFFICE
GOVERNOR KATE BROWN

December 12, 2016

Robin Nudd
Community Development Coordinator
City of Baker City
1655 First Street
Baker City, OR 97814

Dear Ms. Nudd,

I am writing this letter on behalf of the Eastern Regional Solutions Team to express our support for the City of Baker City's EPA Community-wide Assessment Grant.

Regional Solutions is an economic and community development collaborative based in the Governor's Office and including state community development agencies. We work with the private sector, foundations, and local, state, and federal government to coordinate and leverage public investments to address regional priorities for Northeast Oregon.

Three of the top priorities identified for Northeast Oregon are workforce to meet regional employment opportunities, quality of life improvements to retain and attract workforce, and job retention and creation. Your proposal to perform brownfield assessments and plan cleanup and redevelopment of brownfield sites will advance these priorities by providing job-training opportunities to local students and setting the stage to replace blight with new and efficient business development opportunities in Baker City's core downtown area.

The Regional Solutions Team and member agencies are committed to working with Baker City, Historic Baker City, the Baker Technical Institute, and other partners to support brownfield revitalization and economic and community development in Baker City by providing technical and, where available, financial assistance for your brownfield redevelopment efforts. These partnerships have been successful in the past and we believe with the EPA's assistance we can collectively advance identified regional priorities and bring new opportunities Baker City.

Sincerely,

Scott Fairley, Eastern Region Coordinator
Regional Solutions
Office of Governor Kate Brown



PO Box 762
Baker City, Or 97814
541-523-6485
541-523-7870 (fax)

December 20, 2016

City of Baker City
P.O. Box 650
Baker City, OR 97814

Dear Ms. Nudd,

I am writing this letter in support of the City of Baker City's application to obtain a U.S. EPA Brownfields Community-Wide Assessment grant.

The City of Baker City's intent to assess, inventory and prioritize redevelopment sites is exciting. Drawing students, community and the businesses together represents a great opportunity for the City to help reduce negative environmental and social impacts associated with underutilized properties, while creating much needed jobs, increasing revenue and potentially increasing greenspace.

If the City is successful in securing the grant, our office is more than willing to act as a resource and to discuss the benefits of performing a real estate market analysis on brownfield sites.

Sincerely,

Shannon Downing
Broker

Serving Central and Eastern Oregon
Call us to buy or sell today 541-523-5871



Office 541-523-5871

1933 Court Avenue
Baker City, OR 97814

www.bakercityrealty.com

December 20, 2016

City of Baker City
P.O. Box 650
Baker City, OR 97814

Dear Ms. Nudd,

I am writing this letter in support of the City of Baker City's application to obtain a U.S. EPA Brownfields Community-Wide Assessment grant.

The City of Baker City's intent to assess, inventory and prioritize redevelopment sites is exciting. Drawing students, community and the businesses together represents a great opportunity for the City to help reduce negative environmental and social impacts associated with underutilized properties, while creating much needed jobs, increasing revenue and potentially increasing greenspace.

If the City is successful in securing the grant, our office is more than willing to act as a resource and to discuss the benefits of performing a real estate market analysis on brownfield sites.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew Bryan", with a long horizontal line extending to the right.

Andrew Bryan
Owner/Principal Broker
[Oregon East Realty](#)
[Baker City Realty, Inc.](#)
Office: 541-523-5871
Cell/Txt: 208-484-5835



Application for Federal Assistance SF-424

* 1. Type of Submission:

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

* 2. Type of Application:

- ☒ New
☐ Continuation
☐ Revision

* If Revision, select appropriate letter(s):

* Other (Specify):

* 3. Date Received:

12/22/2016

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

* a. Legal Name:

City of Baker City

* b. Employer/Taxpayer Identification Number (EIN/TIN):

93-6002121

* c. Organizational DUNS:

0563344930000

d. Address:

* Street1:

1655 1st Street

Street2:

* City:

Baker City

County/Parish:

* State:

OR: Oregon

Province:

* Country:

USA: UNITED STATES

* Zip / Postal Code:

97814-3802

e. Organizational Unit:

Department Name:

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

* First Name:

Robin

Middle Name:

* Last Name:

Nudd

Suffix:

Title:

Community Development Coordinator

Organizational Affiliation:

* Telephone Number:

541-524-2036

Fax Number:

541-524-2024

* Email:

rnudd@bakercity.com

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

Environmental Protection Agency

11. Catalog of Federal Domestic Assistance Number:

66.818

CFDA Title:

Brownfields Assessment and Cleanup Cooperative Agreements

* 12. Funding Opportunity Number:

EPA-OLEM-OBLR-16-08

* Title:

FY17 Guidelines for Brownfields Assessment Grants

13. Competition Identification Number:

NONE

Title:

None

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Application for EPA Community Wide Assessment Grant: A municipal and student led effort to assess and inventory potential brownfield sites within three business districts in the City of Baker City.

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:**

* a. Applicant

2nd

* b. Program/Project

2nd

Attach an additional list of Program/Project Congressional Districts if needed.

Add Attachment

Delete Attachment

View Attachment

17. Proposed Project:

* a. Start Date:

07/01/2017

* b. End Date:

06/30/2020

18. Estimated Funding (\$):

* a. Federal

300,000.00

* b. Applicant

0.00

* c. State

0.00

* d. Local

0.00

* e. Other

0.00

* f. Program Income

0.00

* g. TOTAL

300,000.00

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**☐ a. This application was made available to the State under the Executive Order 12372 Process for review on☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.☒ c. Program is not covered by E.O. 12372.*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes☒ No

If "Yes", provide explanation and attach

Add Attachment

Delete Attachment

View Attachment

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 218, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:

* First Name:

Fred

Middle Name:

* Last Name:

Warner

Suffix:

Jr.

* Title:

City Manager

* Telephone Number:

541-524-2040

Fax Number:

541-524-2024

* Email:

fwarner@bakercity.com

* Signature of Authorized Representative:

Robin Nudd

* Date Signed:

12/22/2016